



Inter-Board Memorandum

To: Larry Shipman, Chairman, Essex Zoning Commission

From: Alan Kerr, Chairman, Essex Planning Commission *AK/JPG*

Date: October 12, 2020

Re: **Planning Comment on Proposed Amendments to Zoning Regulations, Applications 20-6, 20-7, 20-8, 20-9, and 20-10**

The Essex Planning Commission, at its October 8, 2020 meeting, reviewed and discussed the above-referenced referrals from the Zoning Commission proposing several amendments to the Essex Zoning Regulations, and have the following comments to be included with the Public Hearing record on these applications:

- **Application 20-6** to add a number of definitions to Section 20. By consensus, the Planning Commission determined that this proposal was harmonious with the Plan of Conservation and Development (PoCD) and encourages the Zoning Commission to act favorably on this application, with one recommended change: the regulatory language should be removed from the definition of “Maximum Lot Coverage,” as regulatory standards should not be a part of definitions.
- **Application 20-7**, to amend Section 121 concerning Zoning Permits. By consensus, the Planning Commission determined that this proposal was incompatible with the Plan of Conservation & Development and should not be approved at this time. Specifically, the Commission found that additional clarity should be provided to regulations for fencing and signage, as not all fences should be considered regulated structures, and not all signs require permits.
- **Application 20-8**, to amend Section 140 concerning the Zoning Board of Appeals. By consensus, the Planning Commission determined that this proposal was harmonious with the Plan of Conservation and Development (PoCD) and encourages the Zoning Commission to act favorably on this application.
- **Application 20-9**, to amend Sections 40L, 45, and 70 concerning lots split by two zoning districts. By consensus, the Planning Commission determined that this proposal was harmonious with the Plan of Conservation and Development (PoCD) and encourages the Zoning Commission to act

favorably on this application and adopt the amendment to Section 70D, with one recommended change: the reference to the “average of the sum” should just be rephrased to “average.”

- **Application 20-10, to add Self-Storage to Section 90, Limited Industrial.** By consensus, the Planning Commission determined that this proposal was harmonious with the Plan of Conservation and Development (PoCD) and encourages the Zoning Commission to act favorably on this application.

Please feel free to contact me or Town Planner John Guskowski if you have any questions about this matter. Thank you.